

Invitation to Bid

for the Procurement of Services of Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2021

1. The Power Sector Assets and Liabilities Management (PSALM) Corporation, through the 2021 Corporate Operating Budget intends to apply the sum being the respective Approved Budget for the Contract (ABC) to payments under the contract for each Lot. Bids received in excess of the ABC for each lot shall be automatically rejected at bid opening.

Name of Project	Project Reference Number	Approved Budget for the Contract (ABC)	Applicable Fee of the Bidding Document
Lot 1: Procurement of Third-Party Real Estate Appraiser 1	2021-PB-TPA-REA-002-01A	PhP1,480,000.00	PhP5,000.00
Lot 2: Procurement of Third-Party Real Estate Appraiser 2	2021-PB-TPA-REA-002-01B	PhP1,480,000.00	PhP5,000.00

2. PSALM now invites bids for the above Procurement Projects. The estimated delivery of the Goods is within one (1) year period after the Effective Date as indicated in the Notice to Proceed (NTP) and in accordance with the Section VI (Schedule of Requirements). Bidders should have completed, within three (3) years from the date of submission and receipt of bids, a contract similar to the Project. The description of an eligible bidder is contained in the Bidding Documents, particularly, in Section II (Instructions to Bidders).
3. Bidding will be conducted through open competitive bidding procedures using a non-discretionary “*pass/fail*” criterion as specified in the 2016 revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184.

Bidding is restricted to Filipino citizens/sole proprietorships, partnerships, or organizations with at least sixty percent (60%) interest or outstanding capital stock belonging to citizens of the Philippines, and to citizens or organizations of a country the laws or regulations of which grant similar rights or privileges to Filipino citizens, pursuant to RA No. 5183.

4. Prospective Bidders may obtain further information from PSALM Bids and Awards Committee (BAC) and inspect the Bidding Documents at the address given below during Monday to Friday, 9:00 AM to 4:00 PM.
5. A complete set of Bidding Documents may be acquired by interested Bidders starting **08 February 2021** from the given address and website(s) below and upon payment of an applicable fee for the Bidding Documents for each Lot, pursuant to the latest Guidelines issued by the GPPB. The Procuring Entity shall allow the bidder to present its proof of payment for the fees through electronic means.

Payment for the Bidding Documents may be made online by depositing the fee to PSALM Land Bank of the Philippines account with the following details:

Name of Bank: Land Bank of the Philippines
 Branch: Paseo de Roxas Branch
 Account Name: Power Sector Assets and Liabilities Management Corporation (PSALM)
 Account Number: 1802-1019-68
 LBP Swift Code: **TLBPPHMM**

Thereafter, the Bidder must send the proof of payment and register its email address to the BAC Secretariat at BACSEC2020Group@psalm.gov.ph.

6. PSALM will hold a Pre-Bid Conference through videoconferencing or webcasting via Zoom, which shall be open to prospective bidders. The dates of Pre-Bid Conference and Bid Opening are indicated in the table below:

Name of Project	Project Reference Number	Pre-Bid Conference	Bid Submission Deadline	Bid Opening
Lot 1: Procurement of Third-Party Real Estate Appraiser 1	2021-PB-TPA-REA-002-01A	19 February 2021, 10:00 AM	04 March 2021, 10:00 AM	04 March 2021, 10:15 AM
Lot 2: Procurement of Third-Party Real Estate Appraiser 2	2021-PB-TPA-REA-002-01B	19 February 2021, 10:30 AM	04 March 2021, 10:00 AM	04 March 2021, 10:30 AM

Prospective bidders may manifest their intent to join the Pre-bid Conference by emailing the BAC Secretariat. Thereafter, the Meeting ID will be provided to the prospective bidders prior to the schedule.

7. Bids must be duly received by the BAC Secretariat through online or electronic submission before the bid submission deadline as indicated in the table above.

Late bids shall not be accepted. Personal or manual submission of bids shall not be allowed.

8. All Bids must be accompanied by a bid security in any of the acceptable forms and in the amount stated in ITB Clause 14.
9. Bid opening shall be on the dates as indicated in the table above through videoconferencing or webcasting via Zoom. Bids will be opened in the presence of the bidders' representatives who choose to attend the activity.
10. Submission of Bids (Technical and Financial documents) shall be on a **per Lot** basis, subject to the conditions stated below:
 - a. Lots 1 and 2 comprise the same sets of properties for profiling and appraisal.
 - b. The opening and evaluation of bids shall be on a per Lot basis and shall be in the order as follows: Lot 1 and Lot 2. Post-qualification evaluation of Bidder shall also be on a per Lot basis. Bidder with the Lowest Calculated and Responsive Bid (LCRB) for Lot No. 1 shall be awarded Lot No. 1 and he will no longer be eligible for award of Lot No. 2.
 - c. A bidder shall participate in all Lots to be bid out.
 - d. Contract award shall be on a per Lot basis.
11. The detailed procedure for the electronic/online submission and opening of bids is contained in Annex "A" - General Policies and Procedures on Electronic/Online Submission and Receipt of Bids.
12. Bidding Documents not in compressed archive folders and are not password protected, shall be rejected. However, bid envelopes that are not properly sealed and marked or not properly compressed and password-protected, as required in the Bidding Documents, shall be accepted, provided that the bidder or its duly authorized representative shall acknowledge such condition of the bid as submitted.
13. PSALM reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Sections 35.6 and 41 of the 2016 revised IRR of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.
14. For further information, please refer to:

THE CHAIRPERSON

Bids and Awards Committee

Power Sector Assets and Liabilities Management Corporation

24th Floor Vertis North Corporate Center 1, Astra corner Lux Drives

North Avenue, 1105 Quezon City

e-mail address: BAC2020@psalm.gov.ph / BACSec2020Group@psalm.gov.ph

Telephone No.: (02) 7902-9000
Fax No.: (02) 8248-4879
Website: <https://www.psalm.gov.ph>

15. You may visit the following websites:

For downloading of Bidding Documents: <https://www.philgeps.gov.ph>
<https://www.psalm.gov.ph>

For online bid submissions: [**bid.submission@psalm.gov.ph**](mailto:bid.submission@psalm.gov.ph)

Please see Annex "A" on the General Policies and Procedures on Electronic/Online Submission and Receipt of Bids.

08 February 2021.



MARIA ILYN G. ALBITO
Chairperson
Bids and Awards Committee